



SYMBOL & LINE LEGEND	
	POWER POLE
	LIGHT POLE
	GUY WIRE ANCHOR
	GAS PIPELINE RISER
	WATER VALVE
	WATER METER
	DOUBLE CHECK VALVE
	ELECTRIC VALVE
	BALL VALVE
	ELECTRICAL TRANSFORMER
	GAS METER
	MANHOLE
	CLEANOUT
	FIRE HYDRANT
	TELEPHONE PEDESTAL
	AREA INLET
	JUNCTION BOX
	FIXED PIPE BOLLARD
	BUILDING SETBACK LINE
	PROPERTY LINE
	EASEMENT LINE
	PUBLIC UTILITY EASEMENT
	BUILDING SETBACK LINE
	PR. CONCRETE PAVING
	PR. H.M.A.C. PAVING
	PR. SEAL COAT PAVING
	PR. STRUCTURE

CIVIL SITE NOTES:

- THIS SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS GRAPHICALLY DEPICTED FEMA FIRM COMMUNITY NO. 48041, PANEL NO. 0150 C, WITH AN EFFECTIVE DATE OF JULY 2, 1992.
- DESIGNATED HANDICAP PARKING SPACES, WALKS & RAMPS SHALL MEET ALL T&S & ANSI STANDARDS.
- ENHANCED PAVING FOR CONCRETE SIDEWALK RAMP SHALL CONSIST OF EITHER BRICK PAVERS OR STAMPED CONCRETE. COLOR AND PATTERN SHALL BE DETERMINED BY THE OWNER, BUT GREY OR NATURAL CONCRETE COLORS ARE NOT PERMITTED.
- WHEN BUILDING SETBACKS AND EASEMENT LINES OVERLAP ON THE EASEMENT LINE IS SHOWN.
- 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWELLS AND DRAINAGE AREAS. THE PARKING LOT SET BACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
- THE IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 43% IMPERVIOUS COVER ON THE SUBJECT PROPERTY.
- NO DETENTION FACILITY IS REQUIRED FOR THE PROPOSED DEVELOPMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
- THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO, AND DURING, DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
- CONTACT MR. ERIC ZARGOSA (979) 209-5934 or (979) 820-4676 FOR VERIFICATION OF LOCATION AND ANGLE OF DUMPSTER PAD PRIOR TO PLACEMENT OF CONCRETE.
- THE MINIMUM CLEAR SPACE, WHEN FULLY OPEN, SHALL BE TWENTY FEET (20') FOR ALL VEHICULAR SECURITY GATES. GATES WILL EITHER ROLL AND "COLLAPSE" INTO THE FENCE OR SWING INTO THE YARD. ALL GATES ALONG FIRE LANES SHALL BE EQUIPPED WITH KNOX BOXES FOR FIRE DEPARTMENT ENTRY.
- THE INTENDED USE FOR THIS DEVELOPMENT IS THE STORAGE AND DISTRIBUTION OF MAIL CONTENTS AND OTHER RELATED MAIL SERVICES.
- NO WASTEWATER WILL BE GENERATED FROM THIS SITE BY CLEANING/WASHING OF EQUIPMENT OR VEHICLES. SANITARY SEWER GENERATED FROM THIS SITE WILL BE NORMAL DOMESTIC WASTEWATER BY DEFINITION.
- SEE SHEET C1.0 - EROSION CONTROL PLAN FOR CONCRETE WASH-OUT LOCATION AND DETAIL.
- THE SITE SHALL BE CONSTRUCTED IN ACCORDANCE TO ALL APPLICABLE FEDEX PROTOTYPICAL DETAILS AND STANDARD SPECIFICATIONS.
- SITE LIGHTING LOCATIONS ARE SCHEMATIC ONLY. REFERENCE M.E.P. DRAWINGS FOR LOCATION AND TYPES OF ALL SITE LIGHTING.

SITE SIGN SCHEDULE		
NOTES: 1. THE SIGNAGE REQUIRED IS NOTED ON THE PLANS 2. SIGNS WILL BE FURNISHED AND INSTALLED BY THE G.C. 3. CONTRACTOR SHALL PROVIDE 2" GALVANIZED PIPE SIGN POSTS AS REQUIRED. 4. SIGN ON POST		
SIGN #	DESCRIPTION	QTY.
1	NOTICE - NO ADMITTANCE UNAUTHORIZED UNAUTHORIZED PERSONS OR PRIVATE VEHICLES NOTE ALLOWED BEYOND THIS POINT. VIOLATORS WILL BE PROSECUTED. REF. TAPCO PART NO. 373-01091	1
2	NO TRESPASSING - 18" x 24" REF. TAPCO PART NO. 373-03902 (FOR PERIMETER FENCE)	4
3	ALL VISITORS MUST REPORT TO OFFICE - 16" x 18" REF. TAPCO PART NO. 373-00844	1
4	STOP SIGN REF. TAPCO PART NO. 373-01632	3
5	SPEED LIMIT 10 MPH - 12" x 18" REF. TAPCO PART NO. 373-04730	3

STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(AT LEAST 72 HOURS PRIOR TO DIGGING)
WARNING!!! THE CONTRACTOR IS TO LOCATE ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION AND IS SOLELY RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES DUE TO ANY CONSTRUCTION ACTIVITY.

PROPERTY INFORMATION
UTILITY FLEET SALES SUBDIVISION
(VOL. 8038, PG. 116)
LOT 2R-2, BLOCK ONE
(9.523 ACRES or 415,183 SQ.FT.)
ZONED: INDUSTRIAL
NOW OR FORMERLY
GEORGE McMAHON
(VOL. 7872, PG. 77)

PLAN NOTES:
1. REFER TO SHEET C0.1 & C0.2 FOR SITE, PARKING, AND CONSTRUCTION NOTES.
2. REFER TO MISCELLANEOUS DETAIL SHEET C3.1 FOR SITE & PARKING DETAILS.

PARKING REQUIREMENTS:
ORDINANCE:
OFFICE - 1 SPC/300 SQ.FT.
WAREHOUSE (WHOLESALE) - 1 SPC/1000 SQ.FT.
REQUIRED:
OFFICE (4,062 / 300) = 13.5 SPACES
WAREHOUSE (52,705 / 1000) = 52.7 SPACES
TOTAL REQUIRED = 66 SPACES
PROVIDED:
REGULAR = 88 SPACES
H/C = 6 SPACES
TOTAL = 94 SPACES

7607 EASTMARK DR., STE. 252A ~77840~
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@mmengineer.com
OFFICE - (979) 764-0704
FAX - (979) 764-0704
TEXAS FIRM REGISTRATION NO. F-4695

SUBSTANTIALLY COMPLETE ISSUED FOR CONSTRUCTION 5/12/10

CONSTRUCTION DRAWINGS ISSUED PRIOR TO THIS DATE ARE REPLACED BY THIS SET & SHOULD NOT BE USED FOR CONSTRUCTION.

CIVIL SITE PLAN
FOR THE
FedEx GROUND DISTRIBUTION CENTER
BRYAN, TX
2798 NORTH EARL RUDDER FREEWAY
LOT 2R-2, BLOCK ONE - UTILITY FLEET SALES
BRYAN, BRAZOS COUNTY, TEXAS

RECEIVED
MAY 14 2010

CLIENT INFORMATION
SETZER PROPERTIES
c/o BRETT SETZER
858 CONTRACT STREET
LEXINGTON, KY 40505
OFF: (859) 514-7767
FAX: (859) 514-0376
EMAIL: bsetzer@brettcon.com

FILENAME: 0355SP1A SCALE: 1"=30'
SUBMITTED DATE: MAY 12, 2010
DRAWN BY: R.A.M.
CHECKED BY: R.A.M.
FIELD BOOK: 10 PAGES: 60-66

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
252 - 0393

C1.1
SHEET 5 OF 15